

BUSH & ESTES

P.O. BOX 232

MACON, GEORGIA 31202



19740322000013650 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/22/1974 01:00:00 AM FILED/CERT

4347

STATE OF GEORGIA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF BIBB)

That in consideration of Two Thousand Dollars and Other Valuable Considerations paid to the undersigned grantors, WILLIAM THOMAS COCHRANE and ANTOINETTE L. COCHRANE, (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto JULIAN C. COGGINS and PATRICIA A. COGGINS (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 8, "Fernwood", Second Sector, according to Map Book 5, Page 63, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to easements and restrictions of record.

This is the same property conveyed to the grantors herein by deed from Green Valley Homes, Inc. dated May 5, 1971 and recorded in Book 267, Page 638, Probate Office of Shelby County, Alabama.

Grantees herein by acceptance of this deed expressly agree to assume and pay the remaining indebtedness due on a mortgage from the Grantors herein to Robinson Mortgage Company, Inc. dated May 5, 1971.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTORS do for themselves, their heirs and assigns covenant with said GRANTEES, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, except current ad valorem taxes and as set out above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, have hereto set
their signatures and seals, this the 19th day of March, 1974.

William Thomas Cochrane (L.S.)
WILLIAM THOMAS COCHRANE

Antoinette L. Cochrane (L.S.)
ANTOINETTE L. COCHRANE

Signed, sealed and delivered in the
presence of:

J. Wayne Crawley
Martin R. Redden
Notary Public, Bibb County, Georgia

My Commission Expires: March 25, 1977



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STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
1974 MAR 22 AM 9:39
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Brundage
JUDGE OF PROBATE

BOOK 285 PAGE 853